

**MINUTES
COMMUNITY DEVELOPMENT REVOLVING LOAN FUND
LOAN COMMITTEE**

**Monday, September 11, 2017
Room 207, City Hall, 10:00 a.m.**

ROLL CALL:

Gary Delveaux	x	Ald. Tom De Wane	Absent
Matt Schueller	x	Mike Borlee	x

Others Present: Wendy Townsend, Riley Eichhorst, Intern, Economic Development; Garritt Bader, GB Real Estate Investments, LLC; Aaron Faulkner, Bank First National

The meeting was called to order by G. Delveaux at 10:00 a.m. All members were present as indicated above.

1. Approval of minutes from August 29, 2017 meeting.

A Motion to approve the minutes of the August 29, 2017 meeting of the Revolving Loan Fund Committee made by M Schueller, seconded by M. Borlee. Motion carried.

2. Review and action on the revised CD-RLF loan application from 929 Cedar LLC.

W. Townsend stated 929 Cedar LLC is requesting a loan in the amount of \$250,000 of CD-RLF funds to help with the funding gap for the purchase of 929 Cedar St. The total cost for this project is \$900,000. Bank First National will be lending \$560,000 to the project, the investors, Garritt Bader, Eric Jandrin, Jeff Vogt, Andy Heyrman will be adding \$90,000 as personal equity leaving the CD-RLF filling the gap of \$250,000. The terms of the CD-RLF will be for 4% for a term of 15 years. The City will take a mortgage on 929 Main St. as our security. N.E.W. Tent Manufacturing will be the primary tenant at 929 Cedar St. and will be the primary source for creating the jobs requirement for this loan.

The staff recommends granting this request for CD-RLF funds for the purchase of property at 929 Cedar Street; with these updated terms.

A Motion was made to suspend the rules made by M. Borlee, seconded by M. Schueller. Motion carried.

G. Bader stated that this project has not changed. Since the appraisal came back nice, it allows the investors to borrow a little less for the project and Bank First National will pay more; which is all of the changes. 929 Cedar, LLC will close next week on September 19, 2017 then the renovations start. Operations will start November 1.

A. Faulkner stated that Bank First National is providing enough capital for the renovations.

A Motion to return to regular order was made by M. Borlee, seconded by M. Schueller. Motion carried.

After the Committee's review of the financial information submitted, a motion was made by M. Borlee, seconded by M. Schueller and unanimously carried to provide a loan to 929 Cedar LLC. Under the following terms and conditions:

- The Loan is for \$250,000 for the purchase of the property located at 929 Cedar St., Green Bay, WI 54301.
- The interest rate will be at 4% fixed rate amortized over 15 years and will be in a second position behind Bank First National.
- Create the equivalent of 7.4 full-time positions, 4 will be made available to low-to-moderate income individuals.
- The City of Green Bay will have a security agreement and personal guarantee on the loan.

3. Adjourn

There being no further business, a motion to adjourn was made by M. Schueller, seconded by M. Borlee. Motion carried.